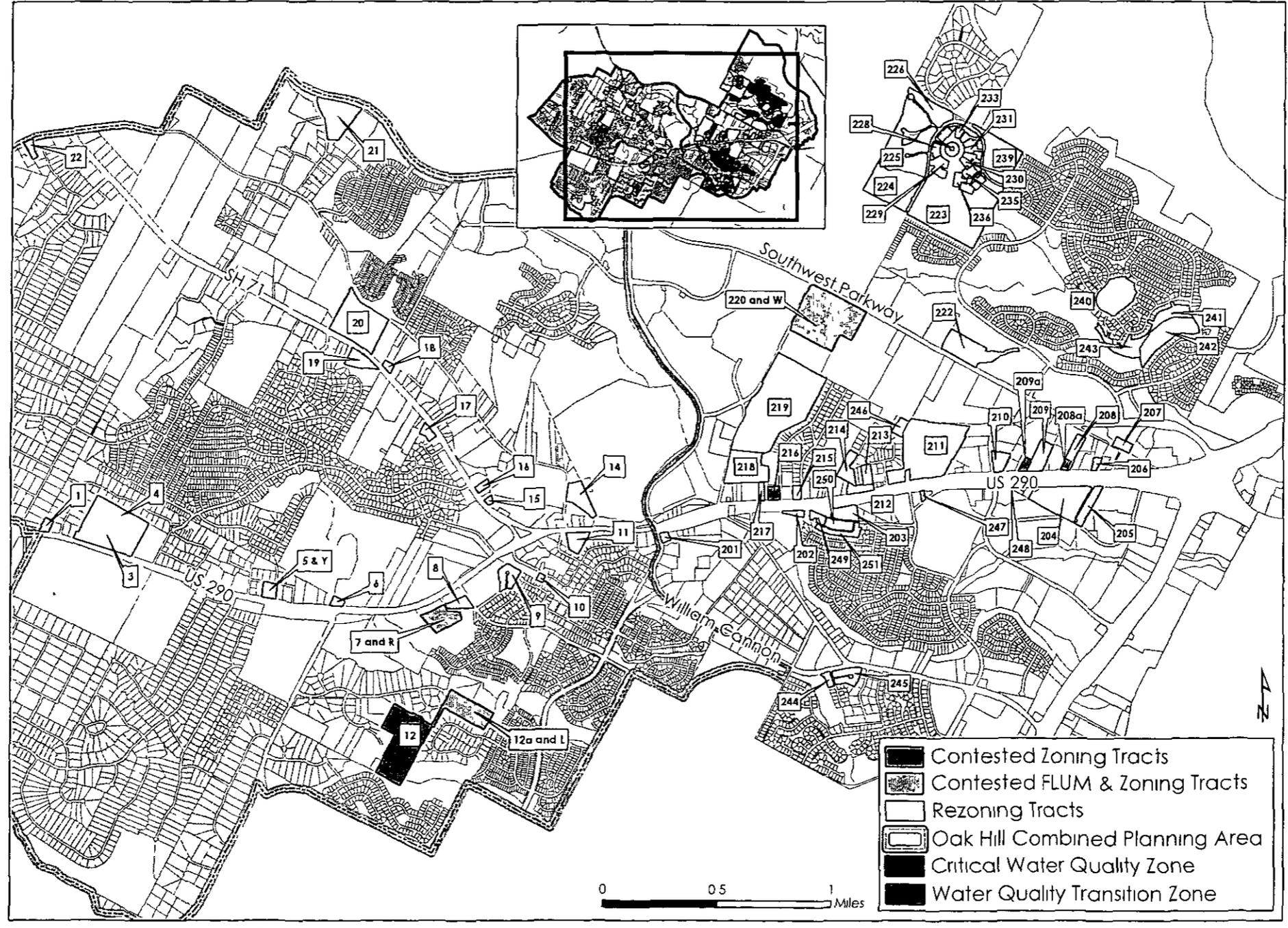




# Oak Hill Combined Neighborhood Plan Tract Map - Rezoning Tracts and Contested Tracts

Item # 106 PH 107 PH 108 PH  
NP-2008-0025 &  
C14-2008-0125 C14-2008-0129  
August 28 2008



Oak Hill Combined Neighborhood Plan  
**Contested Zoning Tracts and Contested FLUM/Zoning Tracts**  
August 28, 2008 - City Council Public Hearing

Item # 106 PH, 107 PH, 108 PH  
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West and East Oak Hill NPA - Contested Zoning Tracts and Contested FLUM/Zoning Tracts						
Tract # Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner/Other Interests Recommendation	Votes Required
<b>5 and Y</b> 8060 W US HIGHWAY 290 (2.27 acres) <i>Note: FLUM and Zoning Contested</i>	I-RR Single Family	Mixed Use Land Use CS-NP	<i>Neighborhood Mixed Use Land Use</i> LO-NP LO (Limited Office zoning district) is recommended to be consistent with the existing zoning of property to the west. Although property to the east is zoned CS (General Commercial Services District), CS zoning should be located near major intersections.	Mixed Use Land Use CS-NP	Save Oak Hill Recommendation <i>Neighborhood Mixed Use Land Use</i>	4 for 1st reading 5 for all three readings
<b>7 and R</b> W U S HY 290 (ABS 788 SUR 62 WILLIAMS J) (4.99 acres) <i>Note: FLUM and Zoning Contested</i>	DR Undeveloped	Office Land Use GO-NP	<i>Office Land Use</i> GO-NP The property to the south of the subject tract is zoned LO (Limited Office District). Staff recommends a GO (General Office District) zoning on this tract because of its frontage on the US Highway 290.	(Not known)	Property Owner Recommendation (Ross Grant Trustee) <i>Commercial Land Use</i> GR-NP	4 for 1st reading 5 for all three readings
<b>220 and W</b> PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T (1-D-1)) (90.64 acres) <i>Note: FLUM and Zoning Contested</i>	DR Undeveloped	Mixed Use Land Use LR-MU-NP	<i>Mixed Use Land Use</i> LR-MU-NP The subject tract is located within the Recharge Zone and on an incline that hinders visibility of drivers. Therefore, a low intensity neighborhood commercial zoning district (LR) is recommended due to the limited sight-distance associated with the location of this property along Southwest Parkway.	Mixed Use Land Use GR-NP	Save Oak Hill Recommendation <i>Neighborhood Mixed Use Land Use</i>	4 for 1st reading 5 for all three readings

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<p><b>12a and L</b></p> <p><b>Waters Tract</b></p> <p><b>Property Owner</b> Ronald &amp; Jackie Waters</p> <p><b>Agent-</b> Jeff Howard 6800 WATERS WAY (11.32 acres)</p> <p><b>Loma Vista Subdivision</b></p> <p><b>Agent-</b> Robert Kleeman</p> <p><i>Note FLUM and Zoning Contested</i></p>	<p>I-RR</p> <p>Single Family/Undeveloped</p>	<p><i>High Density Single Family Land Use</i></p> <p>SF-6-CO-NP</p> <p>Conditional Overlay Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista)</p>	<p><i>Single Family Land Use</i></p> <p>SF-1-NP</p> <p>The current zoning on adjacent properties is SF-2 although they are developed as large-lot single family residences. Due to this existing large lot character in the Loma Vista neighborhood staff is recommending SF-1 large lot single family zoning for this tract</p>	<p><i>High Density Single Family Land Use</i></p> <p>SF-6-CO-NP</p> <p>Conditional Overlay Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista)</p>	<p><b>Property Owner Recommendation</b> <i>High Density Single Family Land Use</i> SF-6-CO-NP</p> <p>Conditional Overlay Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista)</p> <p><b>Shadow Ridge Subdivision Recommendation</b> <i>Single Family Land Use</i> SF-1-CO to limit the development to Rural Residential density</p> <p><b>Loma Vista Subdivision Recommendation</b> <i>Single Family Land Use</i> SF-1-CO to limit single family dwellings to a maximum of 8 units only</p> <p><b>Adjacent Property Owner Recommendation</b> (Lynn and Marton Leifker) SF-1-CO to prohibit access through Lot 10, Block B of the amended plat of Shadowridge Crossing Section 9 if the Waters property were to be subdivided</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>

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<p>12                      308 Tradewell Street                      3211 26th Pl NW                      3315 Oak Valley Court                      ABS 788 SUR BE WILLIAMS                      ACP 39 10                      ABS 788 SUR BE WILLIAMS                      ACP 1516 (L. D. 110)</p> <p><i>Note: Only Zoning Contested</i></p>	I-RR	Single Family Land Use  SF-1-NP	<p>Single Family Land Use                      SF-1-NP</p> <p>The current zoning on adjacent properties is SF-2, although they are developed as large lot single family residences. Therefore, staff is recommending SF-1 large lot single family zoning for this tract in order to maintain the rural character of the neighborhood.</p>	(Not known)	<p><b>Property Owner Recommendation</b>                      8015 Dark Valley Cove                      (Aileen Hooks &amp; Ray Donley)                      Single Family Land Use</p> <p><b>Adjacent Property Owner Recommendation</b>                      (Lynn and martin Leifker)                      SF-1 with Conditional Overlay to prohibit access through Lot 10, Block B of the amended plat of Shadowridge Crossing Section 9 if the Ray Donley property were to be subdivided</p> <p><b>Shadow Ridge Subdivision Recommendation</b>                      Single Family Land Use                      SF-1 with Conditional Overlay limiting the development to Rural Residential density</p> <p><b>Loma Vista Subdivision Recommendation</b>                      (Agent- Robert Kleeman)                      Single Family Land Use                      SF-1 with Conditional Overlay limiting single family dwellings to a maximum of 8 units only</p>	4 for 1st reading  5 for all three readings

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203b 5257 W. L. S. Hwy 290 3.0 acres with City Zoning Consultant	DR Auto sales & service garage	CS-CO-NP	Commercial Land Use  CS-CO-NP Conditional Overlay Laundry Services, Maintenance and Service Facilities  The subject tract is fronting US Highway 290 and the existing use is auto sales and service garage CS (General Commercial Services) zoning district is proposed to bring existing uses into conformance with the current zoning code	(Not known)	Property Owner Recommendation (Hajjar Joseph) Commercial Land Use  CS-1-NP	4 for 1st reading  5 for all three readings
203a 5252 W. L. S. Hwy 290 3.0 acres with City Zoning Consultant	DR Car lot and car service	GR-NP	Commercial Land Use  GR-NP  This property fronts US Highway 290 and the existing use is car service GR (Community Commercial Services District) zoning district is proposed to bring the existing use into conformance with the current zoning code	(Not known)	Property Owner Recommendation (Hajjar Joseph) Commercial Land Use  CS-1-NP	4 for 1st reading  5 for all three readings
204 6.34 W. L. S. Hwy 290 1.7 acres with City Zoning Consultant	DR	GR-CO-NP	Neighborhood Commercial Land Use  GR-CO-NP Conditional Overlay Automotive Repair Services, Custom Manufacturing Exterminating Services, Service Station  The property fronts US Highway 290 and a portion of the property is located within the 100-year flood plain, therefore a Conditional Overlay is recommended to prohibit high-risk uses in the GR (Community Commercial District) zoning	(Not known)	Property Owner Recommendation (Yu Paul Bo & Yan-Qin) Commercial Land Use  a footprint of CS-1-NP	4 for 1st reading  5 for all three readings